



Economic Overview And Outlook: Vermont

JOBS

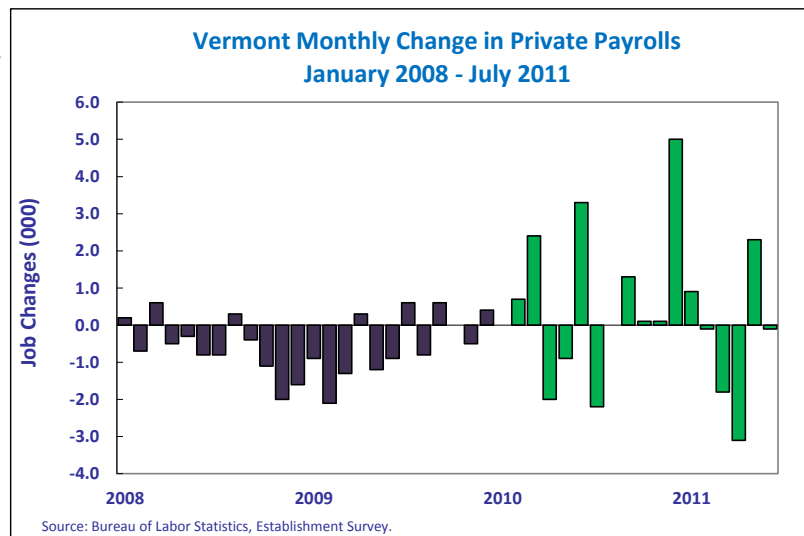
- Including July, the private sector has gained jobs nationwide for 17 consecutive months.
- In Vermont, private sector employment fell by 5.0 percent from January 2008 to February 2010. Since February 2010, private sector employment has grown by 3.1 percent.
- In Vermont, employees in the construction, manufacturing, and leisure and hospitality sectors faced the largest job losses (as a percent of employment within an industry) over the recession. Since the beginning of 2010, the following sectors in Vermont have experienced the greatest employment increases: professional and business services; manufacturing; and leisure and hospitality.*
- As the economy recovers from the Great Recession, service-providing industries are projected to add the most jobs between 2008 and 2018, with the largest gains in professional and business services, education, health care and social assistance, and State and local government. Within the goods-producing sector of the economy, only the construction industry is projected to add jobs above its 2008 level.

EMPLOYMENT

- The unemployment rate in Vermont was 5.7 percent in July 2011, up 1.6 percentage points from December 2007, but down from its most recent peak of 7.3 percent in May 2009.
- 21,000 Vermont residents were counted among the unemployed in Vermont during July 2011.

EARNINGS

- Between the start of the recession in the 4th quarter of 2007 and the 3rd quarter of 2009, inflation-adjusted total personal income in the United States declined 2.2 percent. Most recently, in the 1st quarter of 2011, total personal income is 1.1 percent above its 4th quarter of 2007 level.



- Real per capita personal income (in 2005 \$) in Vermont was \$36,662.40 in the 1st quarter of 2011, up from \$35,522.00 in the 1st quarter of 2009.

HOUSING

- National home prices, including distressed sales, saw a decrease of 6.8 percent in June 2011 from June 2010 compared to a 6.7 percent decrease in May. In Vermont, home prices saw a decrease of 3.4 percent in June 2011 from June 2010 following May's year over year decrease of 2.1 percent.
- The median price of single-family homes in Vermont was \$203,970 in the second quarter of 2010, compared to \$180,176 nationwide.
- As of the 1st quarter of 2011, 3.4 percent of all mortgages, including 18.4 percent of subprime mortgages, were in foreclosure in Vermont.
- Housing starts in Vermont totaled 800 units (seasonally adjusted annual rate) in June 2011, a decrease of 24.5 percent from May.
- Within the Northeast census region, which includes Vermont, sales of new single-family homes totaled 16,000 units in June 2011, a decrease of 15.8 percent from May. Sales of existing single-family homes increased 1.8 percent to 560,000 units (at seasonally adjusted annual rates) from June to July 2011.

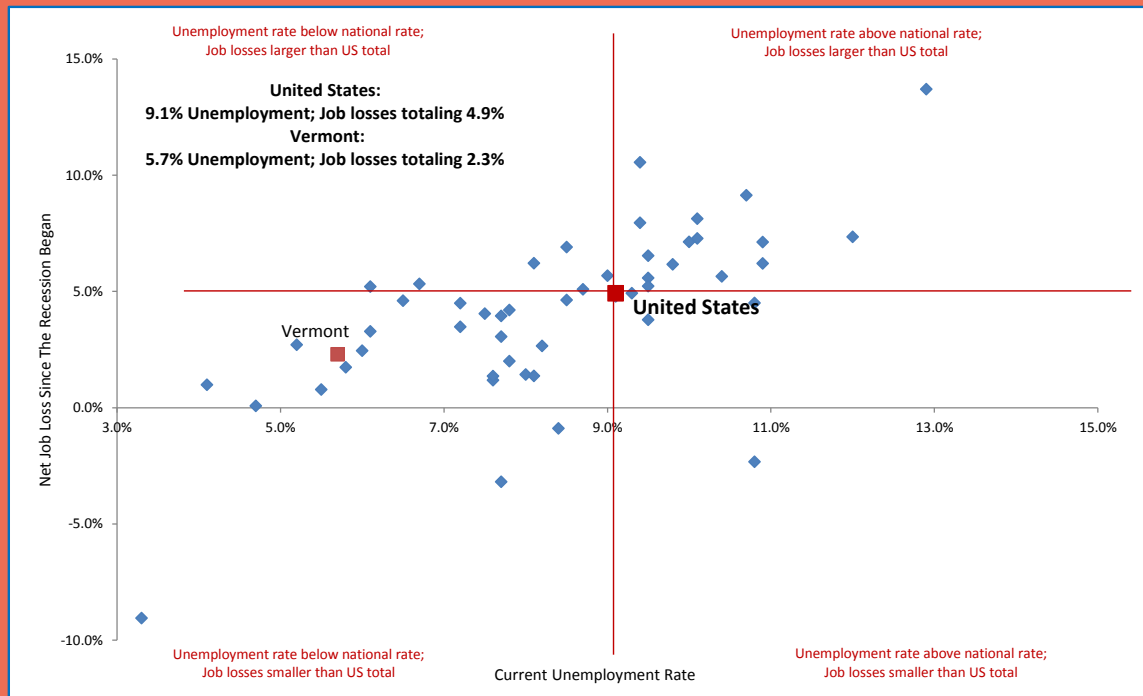
* For Vermont-specific labor sector statistics, please refer to the Vermont office: <http://www.vtlni.info/>

How Does Vermont Compare To Other States?

Workers across the country were hard hit during the Great Recession. Although labor markets in many states have started recovering, employment in most states still remains below pre-recession levels. The chart below allows you to compare Vermont to other states using two metrics.

The current unemployment rate (measured along the horizontal axis) serves as a gauge of current labor market conditions faced by residents, while the proportion of jobs lost within Vermont since the start of the recession (shown along the vertical axis) measures the toll the recession took on the job supply in Vermont.

States falling in the upper right quadrant have lost a disproportionate share of jobs, relative to the total United States, and have unemployment rates higher than the national unemployment rate. States falling in the lower left quadrant have unemployment rates job losses (or even gains) lower than the national average.



STATE QUICK FACTS

		Vermont	United States
Unemployment Rates	July 2008	4.4%	5.8%
	July 2009	7.1%	9.5%
	July 2010	6.1%	9.5%
	July 2011	5.7%	9.1%
Percent of Population Who Are Veterans	2009	7.2%	7.1%
All Veterans' Unemployment Rate	2010	7.2%	8.7%
Post-9/11 Veterans' Unemployment Rate	2010	16.8%	11.5%
Median Household Income	2007	\$ 49,024	\$ 51,965
	(2009 \$)	2009	\$ 52,318
Poverty Rate	2007	9.9%	12.5%
	2009	9.4%	14.3%
No Health Insurance	2007	11.2%	15.3%
	2009	9.9%	16.7%